

TOWN OF MOSEL
SHEBOYGAN COUNTY, WISCONSIN

CHAPTER SEVEN OF THE MOSEL MUNICIPAL CODE

ZONING ORDINANCE

ADOPTED DECEMBER 10, 1980
BY OFFICIAL ACT OF THE TOWN BOARD OF MOSEL
Hilmer Wagner, Chair
James Wagner, Supervisor
Jerald Holub, Supervisor

Revision: July 26, 2000
Comprehensive Revision: July 8, 2003
Revision: March 16, 2004
Revision: December 14, 2005
Revision: September 13, 2006
Revision: October 10, 2006
Revision: July 8, 2008
Revision: November 11, 2008
Revision: April 14, 2011
Current Revision: August 9, 2011

CHAPTER 7 : ZONING

TABLE OF CONTENTS

7.01	INTRODUCTION	7-1
A.	Title	7-1
B.	Purpose And Intent	7-1
C.	Abrogation And Greater Restrictions	7-1
D.	Interpretation.....	7-2
E.	Severability	7-2
F.	Repeal	7-2
7.02	DEFINITIONS	7-2
A.	General Provisions	7-2
B.	Specific Words & Phrases	7-2
7.03	GENERAL PROVISIONS	7-10
A.	Administration	7-10
B.	Compliance	7-10
C.	Shoreline And Floodplain Ordinance	7-10
D.	Duty Of Enforcement.....	7-10
E.	Penalties	7-10
F.	Site Restrictions	7-11
G.	Area, Yard, And Building Bulk Requirements.....	7-12
H.	Home Occupations.....	7-12
I.	Charges For Development Services.....	7-13
J.	Appeal Of Fees	7-13
7.04	ZONING DISTRICTS	7-13
A.	Districts	7-13
B.	Zoning Map	7-14
7.05	DISTRICT REGULATIONS	7-14
A.	A-1 Prime Agricultural District	7-14
B.	A-2 General Agricultural District	7-15
C.	A-3 Rural Preservation District	7-16
D.	C-1 Conservancy District	7-18
E.	R-1 Single-Family Residential District	7-18
F.	R-2 Two-Family Residential District	7-19
G.	R-3 Multi-Family Residential District	7-19
H.	RH-1 Rural Hamlet District	7-20

I.	B-1 Business District	7-24
J.	I-1 Industrial District	7-25
7.06	CONDITIONAL USES	7-25
A.	Special Land Use	7-25
B.	Antennas And Communication Towers	7-25
C.	Application.....	7-26
D.	Town Board Review	7-26
E.	Public Hearing	7-26
F.	Approval And Conditions	7-27
G.	Violation And Revocation	7-27
H.	Expiration	7-27
I.	General Conditional Uses	7-28
J.	Conditional Uses In A-1/A-2 Agricultural Districts	7-28
K.	Conditional Uses In A-3 Rural Preservation District	7-29
L.	Conditional Uses In C-1 Conservancy District	7-29
M.	Conditional Uses In R-1/R-2/R-3 Residential Districts	7-29
N.	Conditional Uses In RH-1 Rural Hamlet District	7-32
O.	Conditional Uses In B-1 Business District	7-32
P.	Conditional Uses In I-1 Industrial District.....	7-33
Q.	Adult-Oriented Land Uses	7-34
7.07	ACCESSORY USES.....	7-36
A.	Purpose	7-36
B.	General Permitted Uses	7-36
C.	Specific Examples	7-37
D.	Bulk Regulations	7-37
E.	Standards	7-37
F.	Fences	7-38
7.08	NONCONFORMING USES AND PROPERTY	7-38
A.	Existing Nonconforming Structures And Uses	7-38
B.	Abolishment Or Replacement	7-39
C.	Changes And Substitutions	7-39
D.	Substandard Lots	7-39
7.09	COMMUNICATIONS TOWERS AND ANTENNAS	7-39
A.	Applicability	7-39
B.	Purpose	7-40
C.	Principal Or Accessory Use	7-40
D.	Inventory Of Existing Sites	7-40
E.	Aesthetics And Lighting	7-40

F. Federal And State Requirements	7-41
G. Building Codes And Safety Standards	7-41
H. Setbacks	7-41
I. Conditional Use Permits	7-41
J. Removal Of Abandoned Towers And Antennas	7-41
7.10 SIGNS	7-42
A. Sign Permit Required	7-42
B. General Restrictions.....	7-42
C. Residential And Conservancy Districts	7-42
D. Ag, Business, Rural Hamlet, And Industrial Districts	7-43
E. Temporary And Portable Signs	7-44
F. Location Of Signs Limited	7-44
G. Design And Placement.....	7-44
H. Existing Signs	7-44
7.11 OFF-STREET PARKING AND LOADING.....	7-44
A. General Requirements	7-44
B. Required Off-Street Parking Space	7-45
C. Loading Requirements	7-45
7.12 VARIANCES AND APPEALS.....	7-45
A. Formation And Membership	7-45
B. Alternate Members	7-46
C. Vacancy	7-46
D. Rules And Meeting Procedure	7-46
E. Minutes	7-46
F. Filing Notice Of Appeal	7-46
G. Stay Of Proceedings Upon Filing	7-47
H. Hearing Of The Appeal	7-47
I. Powers	7-47
J. Assumption Of Powers	7-48
K. Super-Majority Vote	7-48
7.13 CHANGES AND AMENDMENTS.....	7-48
A. Authority	7-48
B. Initiation Of Change Or Amendment	7-48
C. Filing Of Petition	7-48
D. Commission Recommendation And Town Board Action	7-49
E. Protest	7-49
F. Failure To Act	7-49

7.14	BONUS LOT PRESERVATION PLAN (BLPP).....	7-49
A.	Purpose and Intent.....	7-49
B.	Findings.....	7-50
C.	Definitions.....	7-50
D.	Application Procedures and General Requirements	7-52
E.	Density Calculations	7-53
F.	Appraisal	7-55
G.	Purchase of Development Rights (PDR) Fund	7-55
H.	Duration of Acquired Development Rights	7-56
I.	Discontinuance of Bonus Lot Preservation Plan	7-56
7.15	INDEX OF PERMITTED AND CONDITIONAL USES.....	7-57